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# County of San Diego

## DEPARTMENT OF PLANNING AND LAND USE

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## **BOARD MINUTES**

### **HISTORIC SITE BOARD**

**February 27, 2006**

### **ADMINISTRATIVE ITEMS**

#### **ITEM 1 – ADMINISTRATIVE**

##### **A. Board Administrative Matters and General Information**

- **Call to Order**  
6:33 pm
- **Members Present:**  
Paul Johnson  
Vicki Estrada  
Jim Royle  
Margie Warner
- **Staff Present:**  
Glenn Russell  
Gail Wright
- **Staff Absent:**  
Donna Beddow
- **Members Absent:**  
Eldonna Lay  
Carmen Lucas
- **Other General Information:** None

##### **B. Conflict of Interest Declaration:** None

##### **C. Approval of January 23, 2006 Board Minutes**

Vicki Estrada moved that the minutes of the 1/23/2006 meeting be approved.  
2<sup>nd</sup> by Paul Johnson.  
Motion carried 4-0-0

##### **D. Reports:**

- Update on demolition permit process: staff needs to respond to SOHO letter; staff needs to do further research and to draft possible policy changes to address the historic demolition issue. Stumbling blocks to revision of the County demolition process is first the reluctance to change from a mostly ministerial to mostly discretionary process, and the staffing to handle the

additional work. Also, property rights are another major issue. Ultimately, the Board of Supervisors must approve any new process. Staff will try to have a draft response to the SOHO letter for the next meeting.

- Kenwood Avenue Project – potentially significant site on vacant lot. Approved site plan 1990; archaeology testing at that time; considered adequate with no further work required. Site plan modification approved 2003 with no changes to cultural resources conditions. Project flagged to check with DPLU for any discretionary activity.
- Julian Historic District update – Letter to Julian Chamber of Commerce from Dianne Jacob, Supervisor, District 2: Staff to contact Julian Chamber of Commerce to set up a meeting to discuss the Julian Historic District Issue.
- Thing Brother's Store (County Landmark #19, old site board), Tecate: Staff will try to determine ownership of parcel for contact information.
- H - list of properties to be added to our historic properties list.

**E. Announcements:**

- California Preservation Conference, Sacramento April 20-22, 2006
- San Diego County Archaeological Society meeting February 28, 2006: Ken Hedges: Rock Art Hall of Fame
- SOHO's Craftsman and Spanish Revival Weekend, March 10-12, 2006
- Congress of History CSU San Marcos; March 3, 4, 2006

**ITEM 2 – PUBLIC COMMENTS/PRESENTATIONS**

**A. Public Comment:** None

**B. Presentations:** Vicki Estrada, member of the Historic Site Board presented: *The Historic American Landscape Survey (HALS)*. Historic landscapes are special places. They are important touchstones of national, regional, and local identity. They foster a sense of community and place. Historic landscapes are also fragile places. They are affected by the forces of nature, and by commercial and residential development, vandalism and neglect. They undergo changes that are often unpredictable and irreversible. For these reasons and for the benefit of future generations, it is important to document these places. The PowerPoint presentation is available on CD, and the document: Historic American Landscapes Survey – Guidelines for Historical Reports.

**B. County Department of Parks and Recreation: Lynne Newell Christenson, County Historian:**

- Rancho Peñasquitos – Completed National Register of Historic Places (NRHP) nomination for a historic and archaeological district.
- Felicita Park – Federal funding to survey the entire site to determine whether or not it is eligible for the NRHP.

**ACTION ITEMS**

**ITEM 3 – JOHN B. AND BESSIE CUSHMAN HOUSE MAA02-004W<sup>2</sup>**

**Applicant:** Art and Deborah Gruen

**Location:** APN 265-062-09; 2355 La Crescenta, Rancho Santa Fe

**Description:** The John B. and Bessie Cushman House is a one and two story Spanish Colonial Revival stucco style house. A modern, large two-car detached garage is located to the south of the house, and a pool and cabana are located west. The house, designed by Lillian Rice and built in 1927, is associated with Bessie Cushman, the founder of the Rancho Santa Fe Book Club, the oldest club in Rancho Santa Fe. The Historic Site Board approved recommending historic listing August 19, 2002 and participation in the Mills Act October 21, 2002. On February 28, 2005, the Board considered a request from the property owners for a modification to expand the living area and to replace the garage. This modification was approved by the board. with reservations mainly concerning the realignment of the original circular driveway. Following the Board approval and after further considerations, the owners were not satisfied with the architectural proposal and hired a new architect to redesign the changes. The revised plans are now ready for review by the Board.

The property owners, the Gruen's, have a family with four young children and wish to remodel and add-on to the existing residence. All architectural detailing will match the existing original residence.

**Meeting Notes:** Designer M. Dena Gillespie, with Custom Residential Design, represented the owners, Mr. & Mrs. Gruen and provided comments about the proposed modifications and the intent to preserve the historic properties of the house. Board complimented Ms. Gillespie's proposed design and felt it was an improvement over the previous design. One concern was the front courtyard chimney would intrude into the porch line. Conditional approval providing that chimney would be relocated.

**Board Action:** Recommended approval of the John B. and Bessie Cushman House modified site plans conditioned upon relocation of the front courtyard chimney. The proposed plans have the chimney going through the porch roof and the board recommended that the chimney be redesigned to be closer to the front of the house, and away from the porch. Architect to submit a revision to the site plans to HSB staff showing the relocation of the chimney prior to preparation of director's decision.

Motion by Paul Johnson to approve site plan modifications to be done to the Secretary of the Interior Standards and with a condition to revised the location of the front courtyard chimney.

2<sup>nd</sup> by Vicki Estrada

Motion carried: 4-0-0

## **DISCUSSION ITEMS**

### **ITEM 4 – CAMP LOCKETT UPDATE**

**Description:** Camp Lockett continues to be an exciting and challenging resource to manage. It is time to give the Historic Site Board an update on what is happening there. Several repair projects are underway or planned. Plus, the County Parks project to get the district nominated for the National Register is moving forward, as is the Park

Concept Plan. Lynne Newell Christenson Ph.D. will open the discussion on the repair projects and the National Register nomination. County Parks looks forward to suggestions and guidance from the board on these matters.

**Meeting notes:** Dr. Lynne Christenson, County Parks provided HSB with an update including upkeep and general maintenance as well as status of Camp Lockett in relation to County Parks and State Parks. State Parks is still interested; however they are out of the process as of now mainly because of funding, and many of the buildings require extensive maintenance. County Parks has received funding for two items; first to begin the process to place Camp Lockett on the NRHP, and secondly to have a park concept plan designed. Patrick McDonough, with County Parks, is the project manager overseeing the park concept design, and provided supporting comments. Jim Lundquist, with Pacific Southwest Railway Museum (PSRM), spoke about the importance of Camp Lockett.

## **OTHER**

### **ITEM 5 – FUTURE AGENDA ITEMS**

- Motion by Vicki Estrada to cancel the March meeting (Monday March 20, 2006, 3rd Monday); 2<sup>nd</sup> Margie Warner. Motion carried 4-0-0. Reason for the cancellation is that staff only has 3 weeks between February and March meetings to prepare. In addition, no action items are known at this time.
- Next meeting: April 17, 2006
- Annual CLG report
- Recap of 2005 goals, and discussion of 2006 goals.

### **ITEM 6 – ADJOURNMENT**

8:35pm

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### **APPROVAL OF BOARD MINUTES:**

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Chairman, Jim Royle

**April 17, 2006**

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Vice-Chairman, Paul Johnson

**April 17, 2006**

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